

RESOLUTION NO. 2019-R-012

A RESOLUTION OF THE MAYOR AND CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, BETWEEN THE CITY OF NORTH MIAMI AND CAUSEWAY VILLAGE, LLC, IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 3, DIVISIONS 2 AND 13 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (LDRS) FOR A PROPOSED MIXED USE DEVELOPMENT FEATURING TWO HUNDRED, NINETY-SEVEN (297) DWELLING UNITS AT A PROPOSED DENSITY OF APPROXIMATELY 72 DWELLING UNITS PER ACRE, 15,481 SQUARE FEET OF COMMERCIAL SPACE AT A PROPOSED INTENSITY OF APPROXIMATELY .09, WITH A MAXIMUM BUILDING HEIGHT OF 99.6', ON A PROPERTY LOCATED AT 1850 NE 123RD STREET AND LEGALLY DESCRIBED WITH MIAMI-DADE COUNTY FOLIO NUMBER # 06-2228-001-0270;; FURTHER AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO FINALIZE AND EXECUTE THE DEVELOPMENT AGREEMENT; THE APPROVED DEVELOPMENT AGREEMENT SHALL BE LOCATED AT THE CITY OF NORTH MIAMI, CITY CLERK, 776 N.E. 125TH STREET, NORTH MIAMI, FLORIDA 33161; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

WHEREAS, Causeway Village, LLC ("Applicant"), is the owner of the property located at 1850 NE 123 Street, consisting of 4.13 acres in size and legally identified with Miami-Dade County Folio Number 06-2228-001-0270 ("Subject Property"); and

WHEREAS, the Applicant is seeking to master-develop the site with a mixed-use residential/retail project; and

WHEREAS, the Subject Property is currently zoned C-2BE, Commercial District and lies within the Planned Corridor Development Overlay District; and

WHEREAS, Development Agreements are required for all development within the Planned Corridor Development Overlay District which include requests for bonus units; and

WHEREAS, in compliance with Section 3-1301 of the City's Land Development Regulations ("LDRs"), the Applicant has submitted a Development Agreement which includes the following key elements:

- Installation of sidewalks as required by the LDRs at a cost to the Applicant in the amount of \$27,000.00; and
- Contribution to the City's traffic impact fee program established by Policy 2A.2.3 of the Transportation Element of the City's Comprehensive Plan in the amount of \$25,000.00 per year for a 4 year period; and
- Provision of pedestrian and bicycle linkages within the Project to any and all transit stops that are immediately contiguous with the Property to connect residents; and visitors with public transit; Sidewalk improvements on the Northern and Western Boundaries of the Property; and
- Provision of updated crash data including the segment of NE 123rd Street adjacent to the site prior to Development Review Committee ("DRC") final approval; and
- Cooperation with the Florida Department of Transportation "FDOT") for any necessary improvements to N.E. 123 Street which is a State-owned right-of-way.

WHEREAS, pursuant to Section 3-1304 of the LDRs, the Planning Commission, after a duly noticed quasi-judicial public hearing, reviewed and discussed the Development Agreement, and after hearing testimony from attending members of the public, found the Development Agreement to be consistent with the applicable standards of the City LDRs and recommended that the Mayor and City Council adopt same; and

WHEREAS, the Mayor and City Council find the proposed Development Agreement is consistent with the applicable standards of the City LDRs and also find it in the best interest of the City to adopt the proposed Development Agreement.

NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

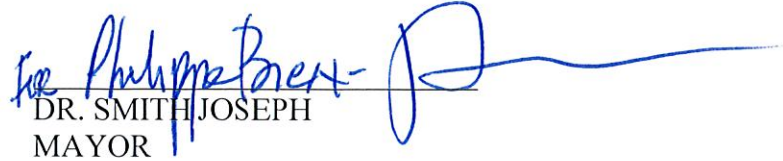
Section 1. Approval of Development Agreement. The Mayor and City Council of the City of North Miami, Florida, hereby approve the Development Agreement between the City of North Miami and Causeway Village, LLC, as detailed in the attached Exhibit "A".

Section 2. Authority of City Manager. The City Manager is authorized to finalize execute a Development Agreement, in substantially the attached form, between the City of North Miami and Causeway Village, LLC.

Section 2. Effective Date. This Resolution shall become effective immediately upon

adoption.

PASSED AND ADOPTED by a 4-0 vote of the Mayor and City Council of the City of North Miami, Florida, this 22th day of January, 2019.


DR. SMITH JOSEPH
MAYOR

ATTEST:



MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Desulme

Seconded by: Galvin

Vote:

Mayor Smith Joseph, D.O., Pharm. D.	<u> </u>	(Yes)	<u> </u>	(No)	Absent
Vice Mayor Philippe Bien-Aime	<u> X </u>	(Yes)	<u> </u>	(No)	
Councilman Scott Galvin	<u> X </u>	(Yes)	<u> </u>	(No)	
Councilwoman Carol Keys, Esq.	<u> X </u>	(Yes)	<u> </u>	(No)	
Councilman Alix Desulme	<u> X </u>	(Yes)	<u> </u>	(No)	